



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, February 2, 2011

David Gebhard Public Meeting Room: 630 Garden Street

1:30 P.M.

COMMISSION MEMBERS:

SUSETTE NAYLOR, *Chair* – Present
 DONALD SHARPE, *Vice-Chair* – Present
 LOUISE BOUCHER – Present
 MICHAEL DRURY – Present
 WILLIAM LA VOIE – Present
 FERMINA MURRAY – Present
 JUDY ORÍAS – Present
 CRAIG SHALLANBERGER – Present 1:42 p.m. to 5:15 p.m.
 PHIL SUDING – Present

ADVISORY MEMBER:

DR. MICHAEL GLASSOW – Present until 2:00 p.m.

CITY COUNCIL LIAISON:

MICHAEL SELF – Absent

PLANNING COMMISSION LIAISON: STELLA LARSON – Present until 4:15 p.m.

STAFF:

JAIME LIMÓN, Design Review Supervisor – Present until 2:15 p.m. and again at 5:00 p.m.
 JAKE JACOBUS, Urban Historian – Present
 SUSAN GANTZ, Planning Technician – Present
 GABRIELA FELICIANO, Commission Secretary – Present until 5:00 p.m.

Website: www.SantaBarbaraCa.gov

HISTORIC LANDMARKS COMMISSION SUBMITTAL CHECKLIST (See El Pueblo Viejo District Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	Master Application & Submittal Fee - (Location: 630 Garden Street) <u>Photographs</u> - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas & neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board. <u>Plans</u> - three sets of folded plans are required at the time of submittal & each time plans are revised. <u>Vicinity Map and Project Tabulations</u> - (Include on first drawing) <u>Site Plan</u> - drawn to scale showing the property boundaries, existing & proposed structures, building & area square footages, building height, areas to be demolished, parking, site topography, conceptual grading & retaining walls, & existing landscaping. Include footprints of adjacent structures. <u>Exterior elevations</u> - showing existing & proposed grading where applicable.
	Suggested	<u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Plans</u> - floor, roof, etc. <u>Rough sketches</u> are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete & thorough information is recommended to facilitate an efficient review of the project.
PROJECT DESIGN APPROVAL	Required	Same as above with the following additions: <u>Plans</u> - floor, roof, etc. <u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Preliminary Landscape Plans</u> - required for commercial & multi-family; single family projects where grading occurs. Preliminary planting plan with proposed trees & shrubs & plant list with names. Plans to include street parkway strips.
	Suggested	<u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. Materials submitted for Project Design Approval form the basis for working drawings & must be complete & accurate.
FINAL & CONSENT	Required	Same as above with the following additions: <u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans. <u>Cut Sheets</u> - exterior light fixtures and accessories where applicable. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. <u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan. <u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.

PLEASE BE ADVISED

- ** All approvals made by the Historic Landmarks Commission (HLC) are based on compliance with Municipal Code Chapter 22.69 and with adopted HLC guidelines. Some agenda items received a mailed notice and were subject to a public hearing.
- ** The approximate time the project would be reviewed was listed to the left of each item on the agenda; and now the actual time is shown. It was suggested that applicants arrive 15 minutes early. The agenda schedule was subject to change as cancellations occurred. Staff would have notified applicants of time changes.
- ** The applicant's presence was required. If an applicant was not present, the item would be postponed indefinitely. If an applicant cancelled or postponed an item without providing advance notice, the item would be postponed indefinitely and would not be placed on the following HLC agenda. In order to reschedule the item for review, the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) and submit appropriate plans.
- ** The Commission may grant an approval for any project scheduled on the agenda if sufficient information has been provided and no other discretionary review is required. Substitution of plans is not allowed, if revised plans differing from the submittal sets were brought to the meeting, motions for Project Design Approval or Final Approval would be contingent upon staff review for code compliance.
- ** Concept review comments are valid for one year. Project Design Approval is valid for one year from the date of the approval unless a time extension has been granted. A Final approval is valid for two years from the date of final action unless a time extension has been granted or a Building Permit has been issued.
- ** The Commission may refer items to the Consent Calendar for Project Design Approval and Final Historic Landmarks Commission approval.
- ** **Decisions of the HLC may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Appeals must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the meeting at which the Commission took action or rendered its decision.**
- ** **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division at (805) 564-5470, extension 3310. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.
- ** **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and minutes are posted online at www.SantaBarbaraCa.gov/hlc. **Materials related to an item on this agenda submitted to the HLC after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours.** If you have any questions or wish to review the plans, please contact Susan Gantz, at (805) 564-5470, extension 3311, or by email at SGantz@SantaBarbaraCA.gov. Office hours are 8:30 a.m. to 4:00 p.m., Monday through Thursday, and every other Friday. Please check our website under *City Calendar* to verify closure dates.

LICENSING ADVISORY:

The Business and Professions Code of the State of California and the Municipal Code of the city of Santa Barbara restrict preparation of plans for certain project types to licensed professionals. Applicants are encouraged to consult with Building and Safety Staff or Planning Staff to verify requirements for their specific projects.

Unlicensed persons are limited to the preparation of plans for:

- Single or multiple family dwellings not to exceed four (4) units per lot, of wood frame construction, and not more than two stories and basement in height;
- Non-structural changes to storefronts; and,
- Landscaping for single-family dwellings, or projects consisting solely of landscaping of not more than 5,000 square feet.

NOTICE:

- A. That on Friday, January 28, 2011, at 4:00 P.M., this Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at www.SantaBarbaraCa.gov/hlc.
- B. This regular meeting of the Historic Landmarks Commission was broadcast live on TV Channel 18 and rebroadcast in its entirety on Friday at 1:00 P.M. A live broadcast could also be seen via personal computer by going to www.santabarbaraca.gov/Government/Video and then clicking City TV-18 *Live Broadcast*. An archived video copy of this meeting is viewable on computers with high speed internet access by going to www.santabarbaraca.gov/hlc and then clicking *Online Meetings*.

GENERAL BUSINESS (1:30):

- A. Public Comment:

Michael Self, City Councilmember, commented that the language “curb and sidewalk bulb outs shall be added at all intersections” will be removed from the Chapala Street Guidelines. Kellam de Forest researched the subject and was not able to find the historic significance of bulb outs in the city. She also stated that the Verizon store on the corner of State and Ortega Streets will no longer be required to install a curb extension.

- B. Approval of the minutes of the Historic Landmarks Commission meeting of January 19, 2011.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of January 19, 2011, with corrections.

Action: Suding/Murray, 8/0/0. (Shallanberger absent.) Motion carried.

- C. Consent Calendar.

Motion: Ratify the Consent Calendar as reviewed by Donald Sharpe.

Action: Boucher/Suding, 9/0/0. (Murray abstained on Item C and Shallanberger abstained on Item A.) Motion carried.

- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.

- 1. Ms. Gantz made the following announcements:

- a) Commissioner Naylor would need to leave at 7:00 p.m., and Commissioner Suding would be stepping down from Item 8 at 330 State Street.
- b) Item 3 at 18 E. Ortega was postponed two weeks at the applicant's request. Item 6 was indefinitely postponed at the applicant's request with Item 10 at 34 W. Victoria Street to be heard in its place. The last item on the agenda would then be Item 9, El Encanto Hotel, at approximately 5:15 p.m.

- 2. Commissioner Shallanberger announced he would be leaving by 5:20 p.m.

3. Commissioner Boucher announced that the City Council meeting on gasoline pump video monitors was postponed to the month of March. Jaime Limón, Senior Planner, stated that there are currently three stations that have them: Chevron on Coast Village Road, Shell on Carrillo and Chapala Streets, and 76 on La Cumbre Road and State Street.
4. Commissioner Suding announced he would be attending the February 7 Architectural Board of Review meeting with respect to the Caltrans Highway 101 Milpas Street to Cabrillo Boulevard operational improvements project.

E. Subcommittee Reports.

Jake Jacobus, Associate Planner/Urban Historian, announced there will be a Designations Subcommittee meeting on February 16 at 11:00 a.m. in the Housing and Redevelopment Conference Room.

MISCELLANEOUS ACTION ITEM

1. **215 W VALERIO ST** R-4 Zone
(1:51) Assessor's Parcel Number: 027-171-005
Application Number: MST2010-00370
Owner: Melony B. Parent
Staff Member: Jake Jacobus, Associate Planner/Urban Historian

(The Commission is requested to recommend that the Community Development Director authorize the execution of a Mills Act contract for the Queen Anne Style house which is a designated City Landmark.)

(Recommendation to Community Development Director.)

Motion: To recommend that the Community Development Director authorize the execution of a Mills Act contract for the Queen Anne Style house, which is a designated City Landmark, located at 215 West Valerio Street.

Action: Boucher/Drury, 9/0/0. Motion carried.

ARCHAEOLOGY REPORT**2. 2215 & 2305 EDGEWATER WAY**

E-3/SD-3 Zone

(1:59) Assessor's Parcel Number: 041-350-014
Application Number: MST2008-00119
Owner: John Sharrat
Applicant: Raymond Appleton

(Proposal for a lot line adjustment between the properties at 2215 Edgewater and 2305 Edgewater which will create two bluff top properties. The scope of work for the proposed western lot, 2305 Edgewater Way, includes the construction of a 400 square foot two-car garage for the existing 2,219 square foot two-story single-family residence and the total of 2,619 square feet on the 21,999 square foot lot is 56% of the maximum guideline floor to lot area ratio. The scope of work for the proposed eastern lot, 2215 Edgewater Way, includes demolition of the existing 283 square foot carport and construction of a 400 square foot detached two-car garage and conversion of the existing 627 square foot guest house to a single-family residence and the proposed total of 1,027 square feet on the 31,392 square foot lot is 21% of the maximum guideline floor to lot area ratio. Modifications are requested to allow the garages to encroach into the front setback, and for fences, gates, and trellis to exceed 3.5 feet in height within 10 feet of the front lot lines. The project is located in the appealable jurisdiction of the coastal zone. Planning Commission approval of a coastal development permit, a lot line adjustment, and modifications is requested.)

(Review of Phase I Archaeological Resources Report prepared by Larry A. Carbone, Western Points Archaeology.)

Present: Raymond Appleton, Applicant

Staff comments: Susan Gantz, Planning Technician, stated that Dr. Glassow reviewed the report and concluded that, due to minimal risk of encountering archaeological resource material, the standard condition regarding the discovery of unanticipated archeological resources shall be applied and reproduced on the plans prior to building permit issuance.

Motion: To accept the report as submitted.

Action: La Voie/Sharpe, 9/0/0. Motion carried.

CONCEPT REVIEW - CONTINUED**3. 18 E ORTEGA ST**

C-M Zone

Assessor's Parcel Number: 037-132-025
Application Number: MST2010-00384
Owner: Alan Porter
Architect: Sherry & Associates

(Proposal to change the exterior paint color of the building housing Dargan's Pub.)

(Second Concept Review.)

This item was postponed two weeks at the applicant's request.

**** THE COMMISSION RECESSED FROM 2:00 P.M. TO 2:06 P.M. ****

CONCEPT REVIEW - NEW**4. 651 PASEO NUEVO**

C-2 Zone

(2:06) Assessor's Parcel Number: 037-400-002
Application Number: MST2011-00025
Owner: Santa Barbara Redevelopment Agency
Architect: Design Group Beau, Inc.

(Proposal to remodel the exterior storefront of a retail store in Paseo Nuevo to allow expanded floor area of Angl retail store. The project will include removal of an existing entry door on an adjacent tenant space and installation of a new window system in its place. New details to the facade are proposed to match the existing condition on the Angl storefront. No new square footage is proposed. Any new signage will be reviewed by the Sign Committee under a separate permit.)

(Action may be taken if sufficient information is provided.)

Present: Julia Chang, Designer

Motion: Project Design Approval and continued two weeks to the Consent Calendar for door hardware and final details with the condition that the vegetation shall remain untouched.

Action: Shallenberger/Suding, 9/0/0. Motion carried.

FINAL REVIEW**5. 829 STATE ST**

C-2 Zone

(2:15) Assessor's Parcel Number: 037-400-007
Application Number: MST2010-00392
Owner: Rametto Company, LLC
Applicant: Glen Morris
Architect: Linane Drews

(This structure is on the **City's List of Potential Historic Resources: "Howard-Canfield Building."** Proposal for window and door alterations to the first floor tenant space of an existing commercial building and to reclaim 28 square feet of floor area which will restore the original footprint of the tenant space entry.)

(Final Approval of the project is requested.)

Present: James Drews, Architect
Glen Morris, Applicant

Motion: Final Approval with the condition that the wing wall on both sides of the front door above the bulkhead be changed to plaster from tile, matching the building.

Action: Suding/Boucher, 8/1/0. (La Voie opposed.) Motion carried.

**** THE COMMISSION RECESSED FROM 2:31 P.M. TO 2:40 P.M. ****

CONCEPT REVIEW - NEW**6. 800 BLK STATE ST**

Assessor's Parcel Number: ROW-003-368
Application Number: MST2011-00011
Owner: City of Santa Barbara
Applicant: Redevelopment Agency

(Proposal to re-orient/relocate pedestrian benches along the east and west sides of the 800 and 900 blocks of State Street from Carrillo to De La Guerra Streets. Four benches will be re-oriented and ten benches will be relocated. Also proposed is to relocate six bicycle hitching posts within the same area. Twenty-one square feet of landscaping on the west side of the 900 block is proposed to be removed and paved with bricks to match existing.)

(Action may be taken if sufficient information is provided.)

This item was postponed two weeks at the applicant's request.

CONCEPT REVIEW - CONTINUED**7. 121 STATE ST****HRC-2/SD-3 Zone**

(3:47) Assessor's Parcel Number: 033-075-001
Application Number: MST2010-00390
Owner: Santa Barbarra Beach Hotel, LP
Applicant: AB Design Studio
Landscape Architect: Chris Gilliland

(Proposal for exterior alterations to an existing hotel to include new storefront windows, doors, awnings, and lighting. The existing parking lot will be improved with new landscaping planters and will be restriped to provide nine uncovered parking spaces. New trash and mechanical wall enclosures with trellis structure are also proposed. Interior alterations will reduce the number of hotel rooms from 53 to 41 and will be under a separate permit.)

(Third Concept Review. Action may be taken if sufficient information is provided.)

Present: Clay Aurell, Josh Blumner and Anthon Ellis, Architects
Chris Gilliland, Landscape Architect

Public comment opened at 4:09 p.m.

Kellam de Forest, local resident, commented that anything green on the wall should be a vine.

Public comment closed at 4:10 p.m.

Motion: Project Design Approval and continued two weeks with the following comments:

- 1.** The effort towards the renovation and refurbishment of the hotel is appreciated.
- 2.** Locate a vine pocket at the rear of the handicap parking space so that the vines will drape over the wall.
- 3.** The majority support the metal canopies in concept as designed.
- 4.** The majority support the idea of a green wall with a very loose, lacey edge, as presented.

Action: Suding/Orías, 8/1/0. (Boucher opposed to the metal canopies.) Motion carried.

CONCEPT REVIEW - NEW**8. 330 STATE ST**

C-M Zone

(4:28) Assessor's Parcel Number: 037-254-014
Application Number: MST2011-00031
Owner: Hicks & Topakas Family Trust
Architect: Jeff Shelton
Landscape Architect: Suding Design
Business Name: Río Bravo del Norte

(This is a **Structure of Merit: "Former Seaside Oil Company Building and Showroom, aka Andalucía Building."** Proposal for exterior alterations to a commercial building including new outdoor dining patio, patio walls, entry doors on east elevation, building finishes, light fixtures, fencing, landscaping, backflow device, and trash enclosure relocation. New roof-top mechanical equipment will be completely screened by an existing parapet. No new floor area is proposed. The parking requirement for this parcel in the 80% Parking Zone of Benefit is five spaces, with 23 parking spaces being maintained.)

(Project requires Environmental Assessment and Historic Resource Findings.)

Present: Jeff Shelton, Architect
Thomas and Adam White, Owners
Philip Suding, Landscape Architect

Public comment opened at 4:44 p.m.

Kellam de Forest, local resident, commented about the importance of the building.

Neil Ablitt, local resident, commented about the building's tower and spoke in support of the project.

Public comment closed at 4:51 p.m.

Motion: Continued two weeks with the following comments:

1. The removal of the trees is supportable.
2. Provide more information from existing historic resource reports and archived plans with respect to the tower and windows.
3. The concept is supportable with the request of moderation in the design to be more compatible with the simplicity of the existing building.

Action: La Voie/Drury, 8/0/0. (Suding stepped down.) Motion carried.

CONCEPT REVIEW - CONTINUED**9. 1900 LASUEN RD**

R-2/4.0/R-H Zone

(5:15) Assessor's Parcel Number: 019-170-022
Application Number: MST2005-00490
Owner: Orient Express Hotels
Applicant: El Encanto, Inc.
Agent: Suzanne Elledge Planning & Permitting Services
Architect: Henry Lenny
Business Name: El Encanto Hotel

(The project site has been designated a **Structure of Merit**. This is Phase II of the 2004 approved Master Plan for the El Encanto Hotel. Phase II includes the main building, relocation of the **swimming pool**, the west parking lot, the historic arbor, and Cottages 2, 3, 4, 17, 18, 19, 25, 26, 27, 28 and 29. Phase I of the project was reviewed under MST99-00305.)

(Continued Concept Review of swimming pool/fitness center. Project requires compliance with Planning Commission Resolution No. 004-09.)

Present: Minh Pham, Orient Express Hotels Representative
Trish Allen, SEPPS
Courtney Miller, Landscape Architect
Casey Nagel, Architect

Public comment opened at 5:30 p.m.

Kellam de Forest, local resident, spoke in support of the project and requested that the west side landscaping not have obstructive trees.

Public comment closed at 5:31 p.m.

Motion: Continued indefinitely with the comment that the new rendering is not supportable and Henry Lenny's original drawings should be provided.

Action: Drury/Boucher, 7/0/0. (Orías stepped down. Shallenberger absent.) Motion carried.

(Cross-reference: MST2007-00140)

IN-PROGRESS REVIEW**10. 34 W VICTORIA ST**

C-2 Zone

(2:40) Assessor's Parcel Number: 039-131-016
Application Number: MST2009-00266
Owner: Victoria Street Partners, LLC
Architect: Cearnal Andrulaitis Architecture
Landscape Architect: Martha Degasis

(Proposal to demolish an existing 20,125 square foot commercial building (old Vons grocery store) and 61 surface parking spaces on a 1.4 acre lot. The proposal includes the construction of 23,125 square feet of commercial/retail space, 37 residential condominium units (of which five would be affordable to middle-income homebuyers) and 78 parking spaces in a subterranean garage. Buildings would be two and three stories in height. Planning Commission approval is requested for a tentative subdivision map and development plan.)

(Project requires compliance with Planning Commission Resolution No. 009-10.)

This item was reviewed out of order.

Present: Brian Cearnal and Joe Andrulaitis, Architects
Margaret Caparelli, Applicant

Public comment opened at 3:18 p.m.

Kellam de Forest, local resident, commented on the Chapala Street elevation, elevator tower domes, and the market side entrance paseo.

Public comment closed at 2:20 p.m.

Motion: Continued four weeks.

Action: Sharpe/Murray 7/0/0. (Orías/Shallanberger stepped down.) Motion carried.

The Commission, either individually or collectively, had the following comments and/or suggestions:

1. Landscaping:

- a. The plant palette is diverse and very appropriate for the style of the building and the city's water requirements.
- b. The proposed street trees on Chapala Street are acceptable.
- c. Study thinning out every other tree on Victoria Street. The views to the Arlington Theater (Arlington) should be framed by landscaping rather than having a hedge of street trees.
- d. Study the amount of tall Washingtonian Fan Palms on the northeast corner that may begin to compete with the view of the tower. The tower should be the skyline element.
- e. Provide a smaller container than the proposed 48-inch box Sycamore.
- f. Study the massing of the Lemon Gum Eucalyptus tree on the northwest corner at the back-of-market with respect to the view to the Arlington.
- g. Study adding more pots in the paseos. There should be sparing use of the glazed pots; the terracotta pots will patina nicely. The pots in the paseos should be drawn on the plans to relative size, indicating their finish.

2. Architecture:

- a. The view of the west façade of the Arlington has been opened up satisfactorily, but study tree quantity and placement.
- b. The project will be a credit to the City and very much in keeping with the Andalucian style of architecture.
- c. Place the Arlington elevations behind the project's relevant elevations on the plans.
- d. One commissioner suggested that the details on the facades of the buildings on all sides be toned down to amplify the simplicity of the Arlington. At least three commissioners felt that the detailing has been beautifully and judiciously applied to the buildings with a delicate balance appropriate to the scale of the proposed buildings.
- e. The long rectangle of bay windows on the south elevation of the market should be broken up.
- f. The glass gateway on the north elevation of the lower court should be in a very restrained iron frame to make it look traditional.
- g. The view of the Arlington through the main gateway building is important.
- h. The gateway building should be restudied.
- i. Restudy the bridge behind the gateway.

SIGN COMMITTEE CONSENT CALENDAR (10:15):

See separate meeting minutes.

HLC CONSENT CALENDAR (11:00)**CONTINUED ITEM****A. 1210 STATE ST****C-2 Zone**

Assessor's Parcel Number: 039-183-019
Application Number: MST2005-00323
Owner: Granada Tower, LLC
Architect: Cearnal Andrulaitis, LLP

(This is a revised project description: **This structure is on the City's List of Potential Historic Resources.** Proposal to convert the 7th and 8th and a portion of the 9th floors (approximately 6,444 square feet) from office space to two residential condominium units. The project also includes replacing the existing exterior fire escape with a new stair tower, replacing the existing wood frame roof structure with a new steel frame roof structure, constructing a recessed rooftop mechanical equipment well with roof access stairs, adding rooftop dormers and windows, reopening existing window rough openings (two windows each on six floors), adding wrought iron railing at the 7th floor patio on the south elevation, and relocation of a temporary wireless antenna installation frame to the rooftop.)

(Review After Final of paint color change to the two existing wooden storefront systems on the tenant spaces flanking the theater entrance doors.)

Continued two weeks to the Consent Calendar to allow Commissioner Sharpe to conduct a site visit.

(Cross-reference: MST2004-00005)

CONTINUED ITEM**B. 6 W DE LA GUERRA ST****C-2 Zone**

Assessor's Parcel Number: 037-400-013

Application Number: MST2011-00008

Owner: Hughes Land Holding Trust

Agent: Dennis Stout

(This is a **Structure of Merit: "Las Tiendas Building."** Proposal to install a new awning above an automated teller machine in a "Forest Green" Sunbrella fabric.)

(Second review.)

This item was postponed two weeks at the applicant's request.

NEW ITEM**C. 333 JUNIPERO PLAZA****E-1 Zone**

Assessor's Parcel Number: 025-261-003

Application Number: MST2011-00042

Owner: Santa Barbara Partners LP

(There are **two Structures of Merit on this parcel: "Francisca De la Guerra Dibblee Residence (1909) and gates, portals, hitching posts and blocks (1904)."** Proposal to remove a mature Acacia tree at the rear of the property.)

Project Design and Final Approval as submitted.

**** THE FULL BOARD MEETING ADJOURNED AT 5:54 P.M. ****